



February 22, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Site Size
Centennial / Thom
APN # 125-24-801-017**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Variance of Site Size for a proposed 39 lot single family project called "Centennial / Thom".

The applicant is requesting approval of this Site Size Variance for this 39 lot single-family residential development. Pursuant to Title 17 Section 19.060.040 "the minimum site area that is eligible for rezoning to the R-PD zoning district is five acres". To the South and East of the location where this site is situated is adjacent to a major interstate and commercial development. The RPD zoning will allow an attractive development to compliment the area and be a buffer between the commercial, interstate and R-1 zoning while providing open space to the single family residences to be developed.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Givant", is written over a horizontal line.

Kris Givant
Project Coordinator

VAR-12121